

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, July 22, 2009

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 16-09 – Hunter Development Company, P.O. Box 366, East Long Meadow, MA, 01028, Attention Michael Frisbie applicant, HDC One, LLC owner, request for amendment Petition 35-06, 751 Russell Road Section 5.2.5, Special Exception, B-BT Zone District. Public hearing continued to July 22, 2009.
- B. Petition 20-09 – 3066 Berlin Turnpike, Sphinx Shriners owners and applicant, represented by Dick Cassada, P.O. Box 31057, Newington, CT 06131-0157, request for Special Exception Section 3.2.8 Charitable and Civic Event Classic Car Show, August 15, 2009, rain date, August 22, 2009, PD Zone District. Public hearing continued to July 22, 2009.
- C. Petition 23-09 - 153 Carriage Hill Drive, Miriam P. Levinson owner and applicant, 153 Carriage Hill Drive, Newington, CT 06111 request for Special Exception Section 6.13 Accessory Apartment, R-12 Residential Zone District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

July 8, 2009 Regular Meeting

V. COMMUNICATIONS AND REPORTS

- A. 2020 Plan of Conservation and Development Second Draft 7-22-09, for Public Hearing scheduling. Glenn Chalder, President, Planimetrics.

VI. NEW BUSINESS

- A. Petition 22-09 – 121 Styles Avenue, Lenares Landscape and Design, 76 Stonhedge Drive, Newington, CT 06111, applicant, Lenco Realty, LLC owner, Contact Alan Bongiovanni, 170 Pane Road, Newington, CT 06111, request for Site Plan Modification Section 5.3 to add 1,400 sq. ft. to an existing 1,200 sq. ft. commercial building, I Zone District. Inland Wetland Report required.

VII. OLD BUSINESS

- A. Petition 14-09 – 35 Budney Road, On-Site Gas Systems, Inc., Guy Hatch applicant, Hursey Enterprises, LLC owner, represented by Fuss & O'Neill Inc., Ronald Bomengen, 146 Hartford Road, Manchester, CT 06040, request for Site Plan Modification to add additional parking, PD Zone District. Inland Wetland Commission report required. Decision period extension granted for receipt of Inland Wetland Commission Report.
- B. Petition 18-09 – 647 North Mountain Road, BAPS Hartford, LLC, owner Nikhil S. Vyas, applicant, VB Tech Corporation, 2049 Silas Deane Highway, #IE, Rocky Hill, CT 06067, request for Special Exception Section 3.2.1, Places of Worship – Residential Quarter, B- Business Zone District. Public hearing closed July 8, 2009. Sixty-five day decision period ends September 11, 2009.
- C. Petition 20-09 – 3066 Berlin Turnpike, Sphinx Shriners owners and applicant, represented by Dick Cassada, P.O. Box 31057, Newington, CT 06131-0157, request for Special Exception Section 3.2.8 Charitable and Civic Event Classic Car Show, August 15, 2009, rain date, August 22, 2009, PD Zone District.
- D. Petition 21-09 – 3720 Berlin Turnpike, Lowes Home Center, Inc. #623 owner, Bank of America c/o Howard Martin CBRE, 175 Addison Road, Windsor, CT 06095 applicant, request for site plan approval to construct a Drive-Up ATM Kiosk in Lowes parking lot, PD Zone District. Sixty five day decision period ends August 28, 2009.

VIII. PETITIONS FOR SCHEDULING (TPZ August 12, 2009 and August 26, 2009)

IX. PUBLIC PARTICIPATION (For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Bond Reduction Request – 256 New Britain Avenue – Bel-Air Manor.
- B. Bond Extension Request – 426 Hartford Avenue.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner

